

CHAPTER 3 Project Description

The proposed Huntington Beach Senior Center Project (proposed project) has not changed since preparation of the Draft EIR in 2007 and includes construction of an approximately 45,000-square-foot (sf) multi-purpose senior center on a 5-acre parcel of undeveloped land within the Huntington Central Park to replace the existing senior center located at 1706 Orange Avenue. Implementation of the proposed project would include a General Plan Amendment (GPA) to incorporate the Central Park Master Plan and re-designate the use of the project site from low intensity to high intensity, which would accommodate the development of the proposed senior center on the project site.

3.1 PROJECT LOCATION

The proposed project is located within the City of Huntington Beach in western Orange County, California. Figure 3-1 (Project Vicinity and Regional Location Map) illustrates the project site's regional location and vicinity. The proposed project is located within an undeveloped 14-acre area west of the intersection of Goldenwest Street and Talbert Avenue, within approximately 343-acre Huntington Central Park (refer to Figure 3-2 [Project Site and Surrounding Land Uses]). The proposed project would be constructed on approximately 5 acres (project site) within the southern portion of this 14-acre undeveloped area.

3.2 EXISTING SITE CHARACTERISTICS

Existing characteristics of the project site are summarized in Table 3-1. An aerial photo of the site is provided in Figure 3-3 (Aerial Overview).

| Table 3-1 Summary of Existing Site Characteristics | |
|---|--|
| <i>Component</i> | <i>Relevant Information</i> |
| Applicant/ Property Owner | City of Huntington Beach |
| Assessor's Parcel Number (APN) | 110-170-15 |
| Site Area | Approximately 5 acres |
| Existing Land Use | Vacant land |
| Topography | Generally flat, sloping gently from east to west |
| Zoning Designation | OS-PR (Open Space—Parks and Recreation) |
| General Plan Designations | OS-P (Open Space—Parks) |

Currently, the project site is vacant and generally flat. Vegetation on the project site is limited, as the majority of the site consists of unvegetated, bare landscape. The project site is located within a relatively low-lying area where drainage sheet flows to the west and northwest towards the Slater Channel. The east

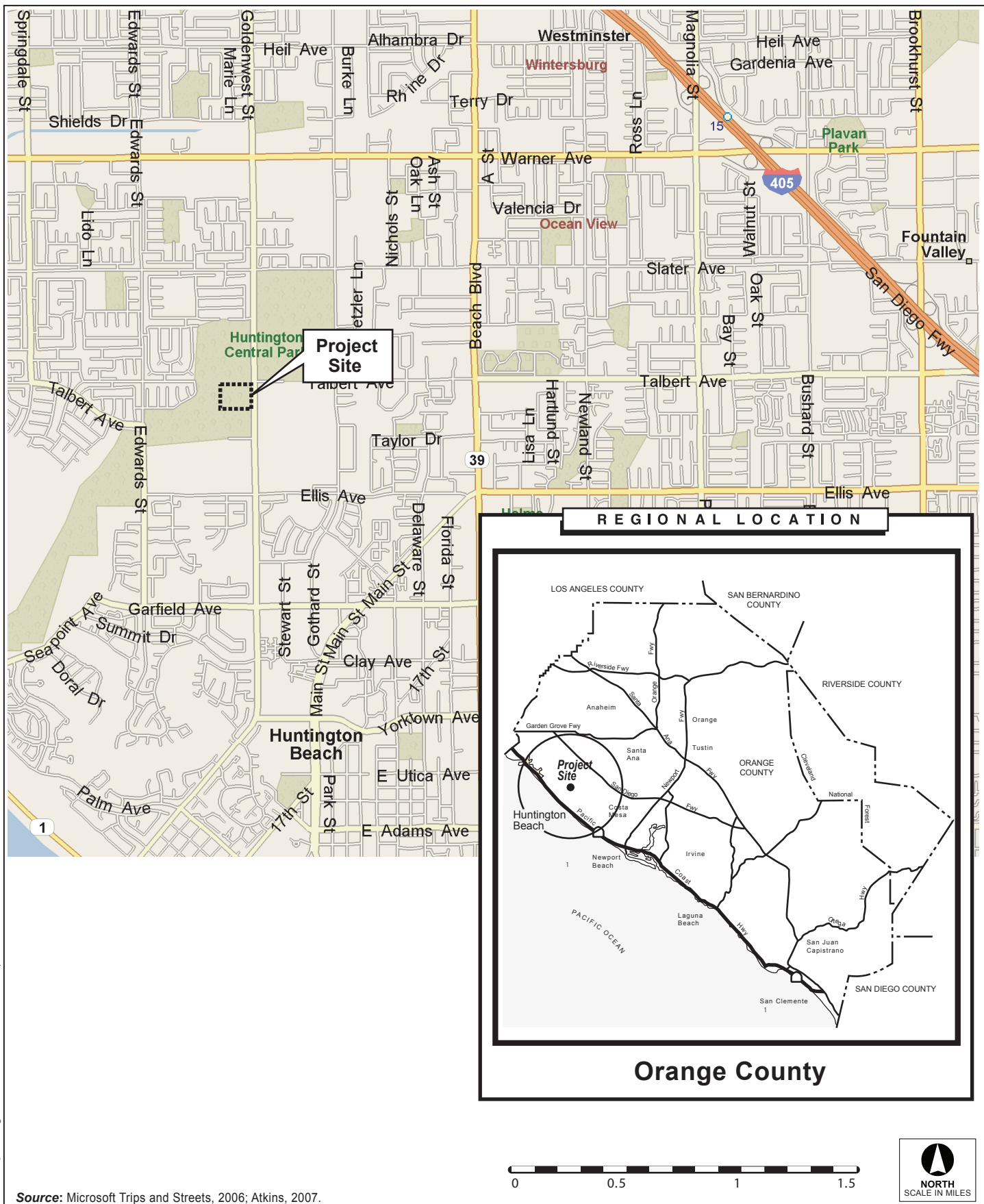


Figure 3-1
Project Vicinity and Regional Location Map



Figure 3-2
Project Site and Surrounding Land Uses



Source: Atkins, 2007.

Figure 3-3
Aerial Overview

side of the site is approximately 26 feet above mean sea level (msl) and slopes towards the west to about 14 feet above msl.¹

The northern, eastern, and southern boundaries of the project site are situated at the base of small bluffs. A stockpile of soil, or earthen berm, is on the north approximately 8 feet high,² and to the west there is open parkland that gradually slopes downward, away from the project area. The earthen berm, which frames the northern boundary of the site, slopes from Goldenwest Street towards the west bisecting the approximate center of the 14-acre undeveloped area. The 5-acre project site is bordered on the east by a slope ascending up to Goldenwest Street and on the south by a slope ascending up to the disc golf course facility. These slopes are located at an elevation of approximately 39 feet msl.³ Therefore, these areas are elevated between approximately 13 and 25 feet above the project site.

An existing 15-inch sewer line runs in an east-west direction immediately south of the project site (off site), and continues in a north-south direction parallel to Goldenwest Street across the eastern portion of the project site.

Due to the undeveloped nature of the area, there are no currently designed uses for the project site. However, informal use of the site occurs as people walk through the site to access the developed parkland and pedestrian path just west of the project site. In addition, nearby schools use a portion of the area, although not necessarily the 5-acre project site, as part of a larger cross-country route through Central Park, and one hole of the adjacent disc golf course is temporarily located on the site.

3.2.1 Surrounding Land Uses

Figure 3-2 illustrates the surrounding land uses. Bordering the project site to the south is a parking lot and disc golf course. To the west of the site is a group picnic area and passive recreational uses. Bordering the study area to the north of the earthen berm is undeveloped property (beyond which is a parking lot and the Shipley Nature Center), and to the east is Goldenwest Street (beyond which is a parking lot, Sports Complex, and Central Library.)

3.2.2 Existing General Plan/Zoning Designations

The project site has a General Plan Land Use designation of OS-P (Open Space—Parks) and this designation allows for a public park and recreational facilities on the project site.⁴ The proposed project would be permitted under the General Plan designation of OS-P. Although the proposed project is consistent with the site's General Plan land use designation, Policy RCS 5.1.2 of the Recreation and Community Services Element of the City's General Plan requires future recreation sites to be located in accordance with the Parks and Recreation Master Plan for the City of Huntington Beach. Therefore, the proposed project must comply with project site's designation by the Master Plan of Recreational Uses for Central Park referred to as the Central Park Master Plan as low intensity allowing for picnic facilities, restrooms, tot-lots and parking. As the site is designated for low-intensity recreational uses by the Central

¹ Ninyo & Moore, *Preliminary Geotechnical Investigation*, 2007.

² SWCA, *Cultural Resources Survey and Testing Report*, 2007.

³ Fuscoe Engineering, Conceptual Grading and Utility Plan, 2007 (Figure 3-7 [Project Description])

⁴ City of Huntington Beach, *General Plan Land Use Element*, Table LU-2a.

Park Master Plan, the proposed project would result in a more intensive recreational use than is currently anticipated. Accordingly, the proposed project would require an amendment to the existing Master Plan recreation designation from low to high intensity for the project site as designated by the Central Park Master Plan.

Implementation of the proposed project would include a General Plan Amendment (GPA) to incorporate the Central Park Master Plan into the Recreation and Community Services Element. The Central Park Master Plan, which is periodically reviewed and updated as projects and improvements are implemented and new projects are proposed to be incorporated, would be updated to accommodate the proposed “high intensity” use at the project site. The proposed GPA would re-designate use of the project site from low intensity to high intensity, and would accommodate the development of the proposed senior center on the project site.

The project site has a Zoning designation of OS-PR (Open Space—Parks & Recreation). The OS-PR designation was established to provide areas for public or private use and areas for preservation and enhancement, specifically for parks and recreation. Within the OS-PR lands, park and recreation facilities are subject to Conditional Use Permit (CUP) approval by the City of Huntington Beach Planning Commission. Implementation of the proposed project would not require any zoning map amendments, but would require approval of a Conditional Use Permit (CUP) to allow development of the senior center facility. The proposed project complies with all applicable regulations of the existing OS-PR zoning designation and exceeds the minimum standards for lot area, lot width, setbacks, and site coverage.

3.2.3 Site Background

Although the site is currently undeveloped, historical records indicate that a single-family residence was located on the project site from as early as 1938. However, the residence was demolished sometime in the 1960’s before the City acquired the property for Central Park. There is no remaining evidence of this previous use on the present-day project site.

The site was previously analyzed as part of the City’s 1999 Master EIR for the Master Plan of Recreation Uses for Central Park (Master EIR). That EIR considered program and project-level improvements for a 157.5-acre study area. At the time the EIR was prepared, the site was considered for use as a low-intensity recreation area, although this use was never developed on site. Because the Master EIR is more than 5 years old and the proposed project represents a departure from the uses identified for the site in the Master EIR, the previous EIR is used for background information where appropriate, but it is not used for tiering purposes.

According to the Central Park Master EIR, prior usage of the Central Park (prior to 1974) generally included mining of peat and sandy soils as well as disposal of solid wastes and inert debris. However, solid waste disposal did not occur on the project site. Rather, a portion of the area that is now occupied by the Sports Complex previously operated as the Gothard Landfill until its closure in 1962. Although the former landfill operated across Goldenwest Street to the east of the site, the Central Park Master EIR did not identify any particular hazardous materials incidents or potentially hazardous materials in the area of the project site.

3.3 PROPOSED PROJECT CHARACTERISTICS

3.3.1 Project Background

The City's existing 14,505 sf senior center is located at 1706 Orange Avenue and began operating in 1975. The California Department of Finance projected that the number of seniors in Huntington Beach will increase by approximately 64 percent within a 15-year period from 2005 to 2020. The level of service the current senior center provides will not be able to keep up with the anticipated population growth due to a deficiency in facilities to serve the needs of this population.

The rapid rate of anticipated population growth of seniors provided the impetus for the City to evaluate its current programs and facilities. Consequently, in 2005 the City of Huntington Beach commissioned the architectural firm of LPA, Inc. and TSMG, Inc., to study the feasibility of constructing and operating a new senior center for its senior population based on the growth of the City's senior population. This feasibility study (finalized in March 2006) identified that a building in excess of 45,000 sf would be required to meet the anticipated senior population needs and the preferred site of the proposed structure was determined to be the City's Central Park. In November 2006, Measure T was passed, which proposed the new senior center on a 5-acre site in Central Park.

The Central Park site was previously analyzed as part of the City's 1999 Master Plan Environmental Impact Report (EIR) for the Master Plan of Recreation Uses for Central Park (Master Plan EIR). That EIR considered program and project-level improvements for a 157.5-acre study area. At the time the EIR was prepared, the proposed senior center site was considered for use as a low-intensity recreation area. Subsequent to the passage of Measure T in 2006, an EIR for the proposed senior center project on a five acre portion of Central Park was prepared in 2007. In late 2007, the Final Huntington Beach Senior Center EIR (Final EIR) (EIR No. 07-002) was certified by the City's Planning Commission, at the same time they approved a Conditional Use Permit (CUP No. 07-039) for the proposed use. The City's mayor filed an appeal of this CUP approval and Final EIR certification. After a public hearing on the appeal in early 2008, the City Council voted to approve the resolution certifying the Final EIR and approving the CUP.

The following month (March 2008), Parks Legal Defense Fund (Parks) filed suit against the City, the approval of the CUP, and the certification of the EIR alleging the following (not in order of importance):

1. Certification of the EIR violated the California Environmental Quality Act (CEQA) in that it failed to consider a "reasonable range of alternatives" including possible school sites that became available after the Draft EIR had been prepared, but before the Final EIR was certified.
2. The City violated CEQA and City Charter Section 612 by approving the project without voter approval required by Measure T.
3. The City violated the General Plan and failed to modify the General Plan or Zoning Ordinance to accommodate the proposed senior center project.
4. The City's intended use of the park in-lieu fees to fund construction of the proposed senior center violated the Quimby Act.

In a separate trial on February 10, 2009, the trial court denied Parks' Charter Section 612 claim (Point 2, above). Later that year, during a second trial (December 15, 2009), the trial court entered a judgment in

Park's favor of the remaining three claims (Points 1, 3, and 4, above). The City subsequently appealed that judgment, with Parks filing a cross-appeal on the Charter Section 612 judgment (Point 2). On December 13, 2010, the Court of Appeal issued the final judgment in the City's favor on the Charter Section 612 issue and Quimby Act claims (Points 2 and 4), ruling in favor of Parks on the EIR and General Plan claims (1 and 3). The Recommended Action of the judgment was for the City to set aside their approval of the CUP No. 07-039 regarding the proposed senior center project such that a GPA could be processed, pursuant to Point 3. The Recommended Action also included a set aside of the City Council's certification of the Final EIR (EIR No. 07-002) so that a subsequent EIR could be prepared.

The Subsequent EIR includes four additional alternatives per the final judgment ruling by the Court of Appeals. The new alternatives analysis requires an examination of the potential environmental impacts associated to each alternative in comparison to the proposed project. The 2007 EIR has been updated to reflect the current existing conditions to identify any potentially new impacts for the alternatives comparison.

3.3.2 Proposed Development

The proposed project has not changed since preparation of the Draft EIR and includes development of a new one-story multi-purpose senior center on undeveloped land. Figure 3-4 (Site Plan) provides a conceptual site plan, depicting the senior center building, parking and open space areas, and access to the project site. The preliminary elevations are illustrated on Figure 3-5 (Preliminary Elevations: North and East) and Figure 3-6 (Preliminary Elevations: South and West), while Figure 3-7 (Conceptual Grading and Utility Plan) illustrates the conceptual groundwork anticipated for the project. Additionally, Figure 3-8 (Preliminary Landscape Plan) illustrates the general location and type of proposed landscaping on the project site. Key features of the project are summarized in Table 3-2 (Summary of Project Site Characteristics).

The 5-acre development would comprise the senior center, parking areas, vehicular storage, outdoor common areas, and a service area. Open space areas would consist of courtyards, gardens, and landscaping/planting pocket areas. Landscaping around the building and parking lot would be drought-tolerant, low water usage-type vegetation.

A new access driveway planned at Goldenwest Street and Talbert Avenue for ingress/egress to the park and project site would be designed and constructed with the proposed project. An existing traffic signal at this location would be modified for traffic to enter the project site. As Goldenwest Street is elevated above the site, an ADA ramp from the site to the intersection as well as from the OCTA bus stop located near the Goldenwest Street/Talbert Avenue intersection would be provided for pedestrian access.

A total of 227 parking spaces would be provided in three main parking lots. In addition, six shuttle bus stalls and an area for future parking expansion would be able to accommodate an additional 24 stalls.

Source: KKE Architects, inc., 2007.

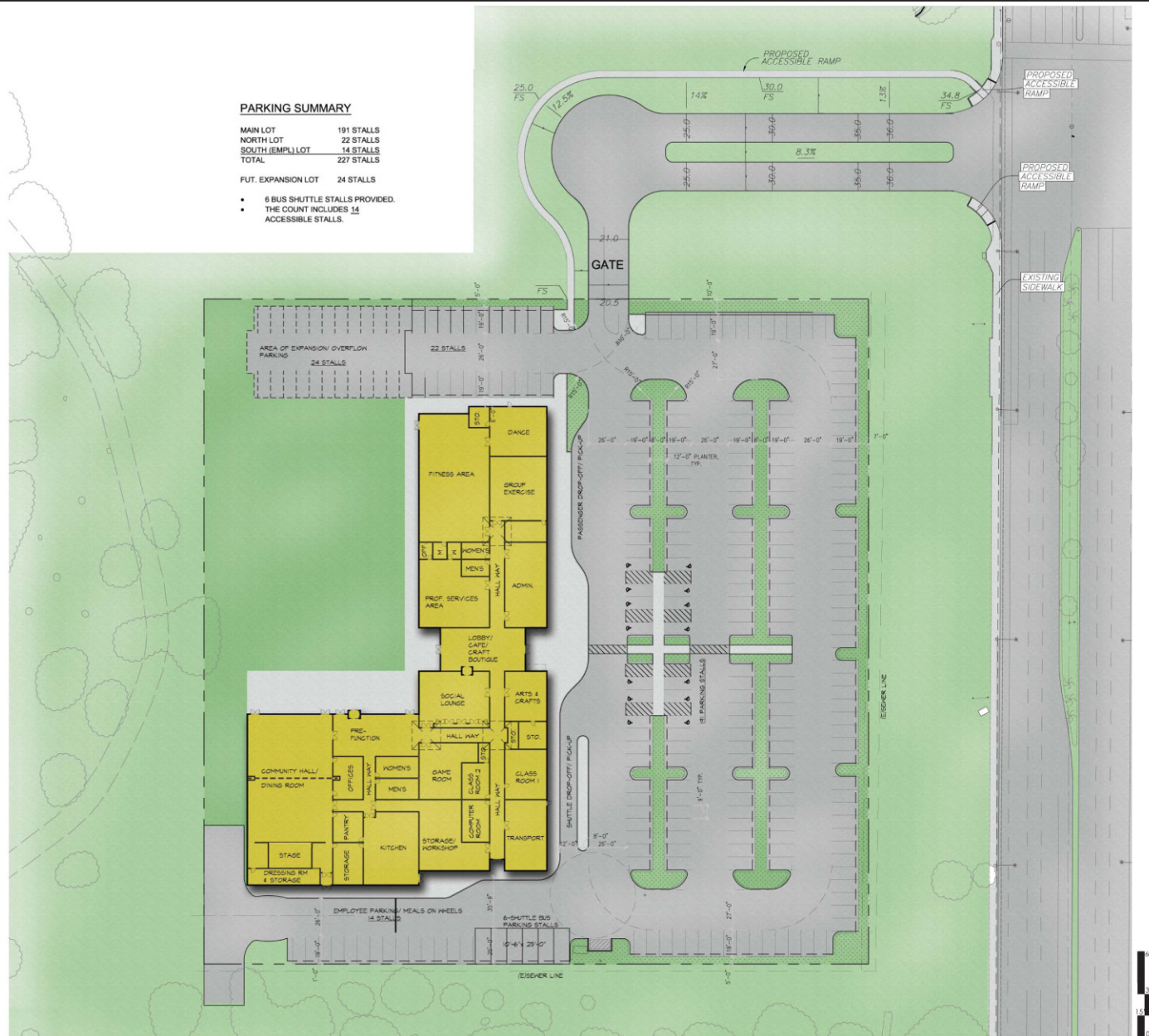
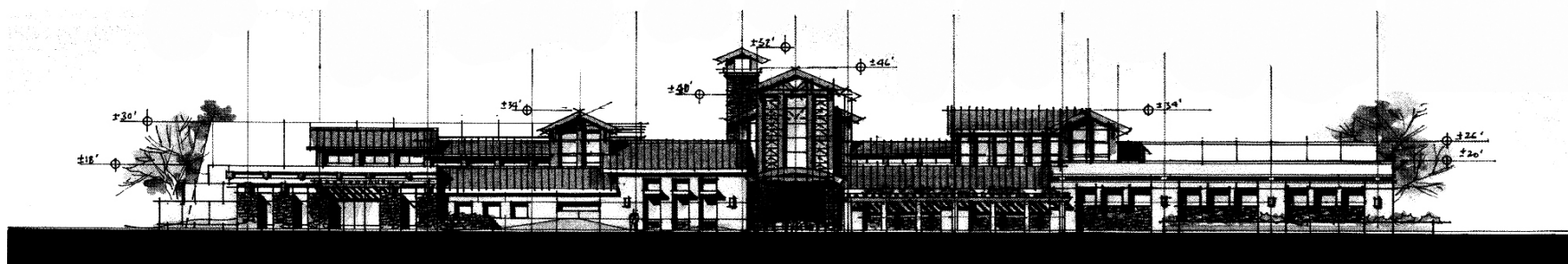


Figure 3-4
Site Plan



1. NORTH ELEVATION

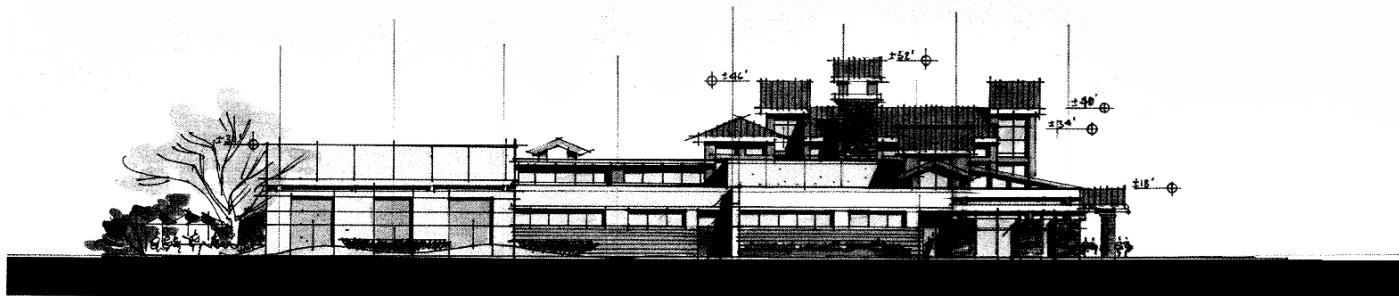


2. EAST ELEVATION

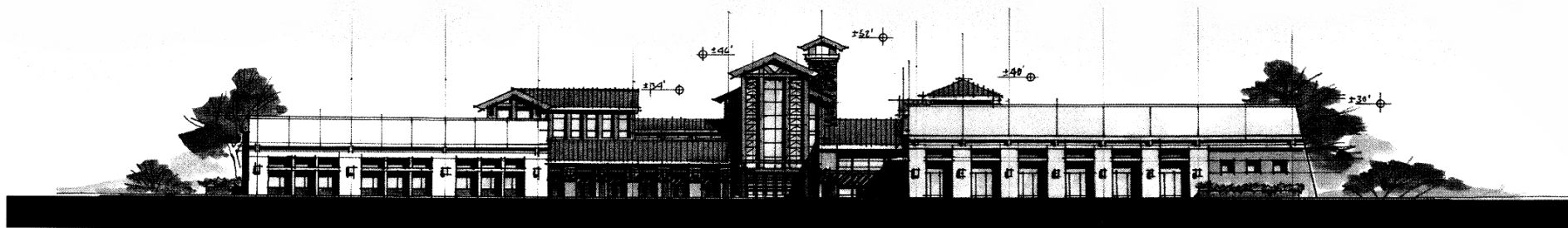
Source: KKE Architects, Inc., 2007.

Figure 3-5
Preliminary Elevations: North and East

ATKINS



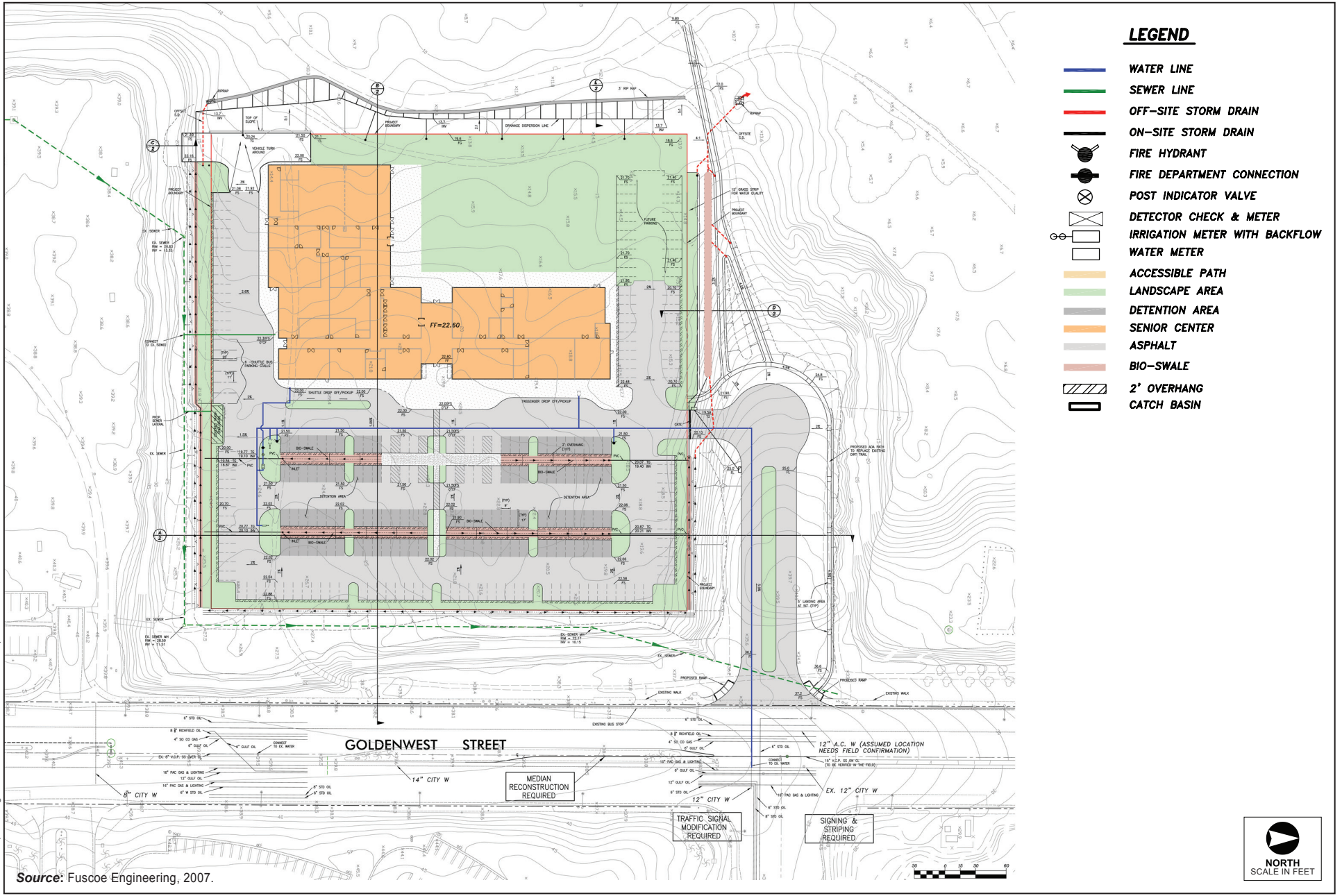
3. SOUTH ELEVATION



4. WEST ELEVATION

Source: KKE Architects, Inc., 2007.

Figure 3-6
Preliminary Elevations: South and West



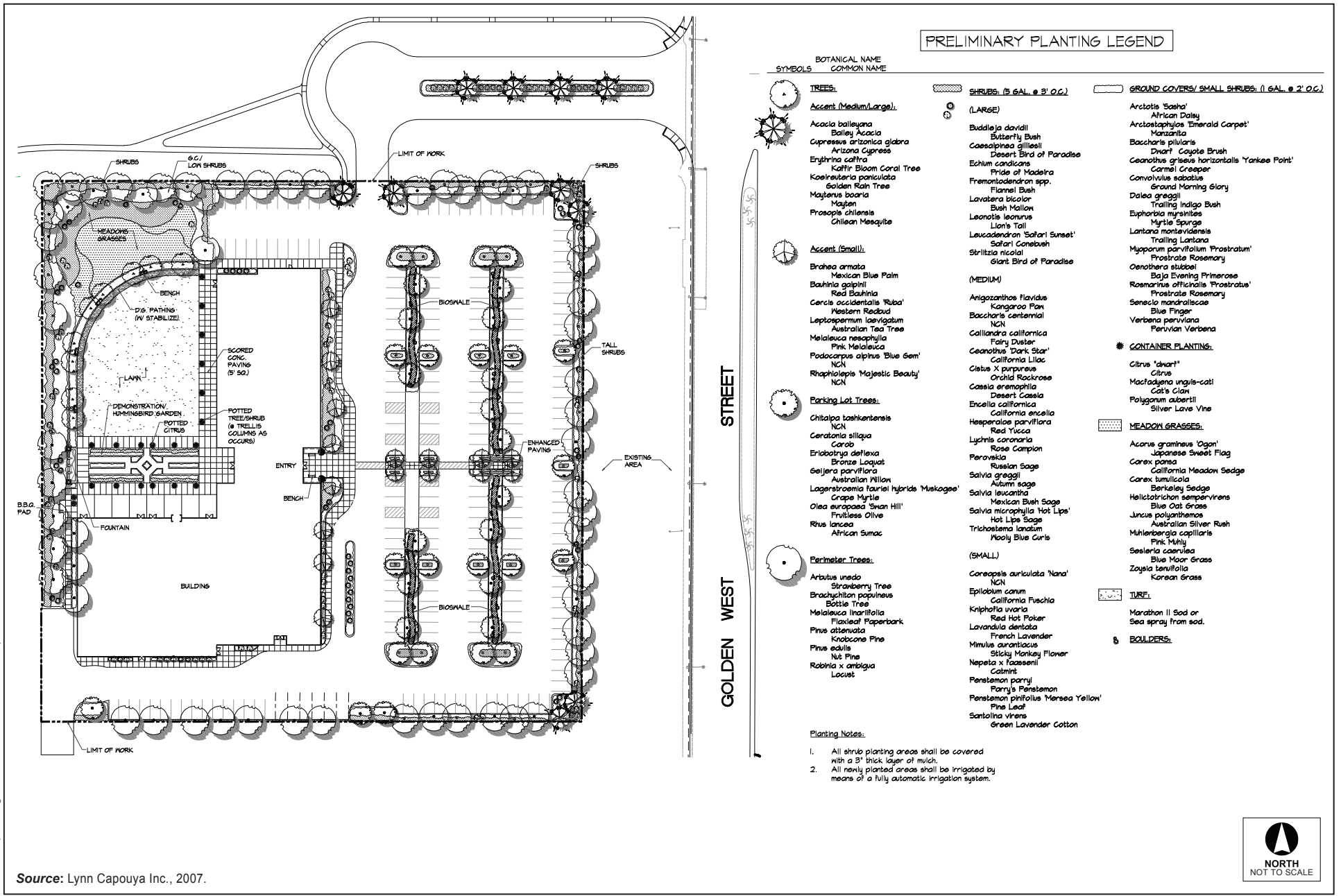


Figure 3-8
Preliminary Landscape Plan

Table 3-2 Summary of Project Site Characteristics

| <i>Component</i> | <i>Site Characteristics</i> |
|--------------------------------|---|
| Proposed Land Use | Recreational—Senior Center |
| Proposed Development Intensity | 45,000 sf |
| Building Height | One story, approximately 30 feet in height, with architectural features reaching up to 46 feet |
| Total Development Footprint | Approximately 5 acres |
| Proposed Parking Spaces | Approximately 227 spaces for visitors and City vehicles |
| Open Space | Outdoor patio and outdoor recreation/activity area |
| Project Access | Vehicular: Access driveway at Goldenwest Street/Talbert Avenue Pedestrian: Goldenwest Street, via ADA-accessible ramp along Talbert Avenue |

SOURCE: KKE Architects, Site Plan, 2007; KKE Architects, Elevations, 2007

3.3.3 Proposed Facility Uses

The senior center would be used for a variety of recreational programs and activities serving senior citizens. Primary uses include:

- Recreation and social services
- Seniors Outreach Program—transportation, meals, counseling/visitation
- Public meetings or receptions when not occupied by primary functions

These uses would occur in the following rooms within the building, as shown in Figure 3-4:

- Multi-use rooms
- Community Hall
- Group exercise room
- Fitness room
- Arts/crafts room
- Multi-use classrooms
- Kitchen
- Dance room
- Lobby
- Administrative area (offices, resource center, transportation area)

The facility would primarily be used weekdays, from 8:00 AM through 4:30 PM. Permitted hours of operation of the senior center are shown below in Table 3-3 (Permitted Facility Hours of Operation). These hours of operation are comparable to those of the City's community centers.

When recreational and social programs are not using the rooms in the senior center, they could be used for public meetings or receptions. An outdoor patio would adjoin the multi-purpose rooms onto which programs could be extended.

| Table 3-3 Permitted Facility Hours of Operation | | |
|---|---------------------------|------------------------|
| Day | Normal hours of operation | Classes and activities |
| Monday through Friday | 8:00 A.M.–4:30 P.M. | 4:30 P.M.–10:00 P.M. |
| Saturday and Sunday | none | 8:00 A.M.–10:00 P.M. |
| Special Events in multi-purpose room (Reservation required) | | |
| Sunday through Thursday | Until 10:00 P.M. | |
| Friday and Saturday | Until 12:00 A.M. | |
| SOURCE: City of Huntington Beach 2007. | | |

3.3.4 Land Use Designation Amendments to Master Plan of Recreation Uses in Central Park

The proposed project would require an amendment to the existing recreational use designation for the project site as designated by the Central Park Master Plan. As discussed previously, this area is currently designated as a Low Intensity Recreation Area, which could include barbeque and picnic amenities, a restroom, tot-lot, open turf area, and parking uses. Development of the proposed project would require a change in designation from low to high intensity recreation on the 5-acre project site. The remainder of the 14-acre undeveloped area would remain designated as low intensity.

3.3.5 General Plan—Recreation and Community Services Element

The proposed project would require an amendment to the Recreation and Community Services Element of the City's General Plan to incorporate the Central Park Master Plan of Uses and update it to reflect the proposed senior center. The Central Park Master Plan of Uses would be incorporated in the Recreation and Community Services Element as Figure RCS-2 and is depicted in Figure 3-9 (Central Park Master Plan of Uses) identifying the land uses for the Central Park. This amendment would include the following text changes on page III-RCS-2 of the Recreation and Community Services Element:

- A (1)(e)** Huntington Central Park is 343 acres of which 253 acres are developed with uses such as the Central Library, Shipley Nature Center and the 45-acre Sports Complex. The remaining 90 acres are planned for various passive and active recreation uses as depicted in the Central Park Master Plan of Uses (refer to Figure RCS-2). The Central Park Master Plan of Uses is periodically reviewed and updated as projects and improvements are implemented and new projects are proposed to be incorporated.
- A (3)** Aging of the general population resulting in an increase of the senior population will increase demand for senior services. In 2006, the City's voters approved a new senior center in Central Park subject to entitlement and environmental clearances. The new senior center would be larger and more centrally-located than the current senior center and able to accommodate the existing and future demands of the City's growing senior population. The new senior center is

included in the Central Park Master Plan of Uses (Figure RCS-2) in an area designated for high intensity recreation uses.

These changes recognize the proposed use and increase in level of intensity of recreational uses on the project site.

3.3.6 Vehicular Access, Circulation, and Parking

■ Off-Site Vehicular Circulation and Parking

Goldenwest Street. Goldenwest Street is located immediately east of the project site. A new access driveway planned at Goldenwest Street and Talbert Avenue for access/egress to the park and project site would be designed and constructed with the proposed project.

Talbert Avenue. Talbert Avenue is a two lane divided roadway providing access to the Huntington Central Park and Library. A new extension to the west leg of Talbert Avenue (at Goldenwest Street), at the location of the existing earthen berm, would be the project site access driveway. The project driveway would be signaled controlled, and the intersection would be designed to minimize confusion through signage and separation of turn lanes.

■ On-Site Vehicular Access, Circulation, and Parking

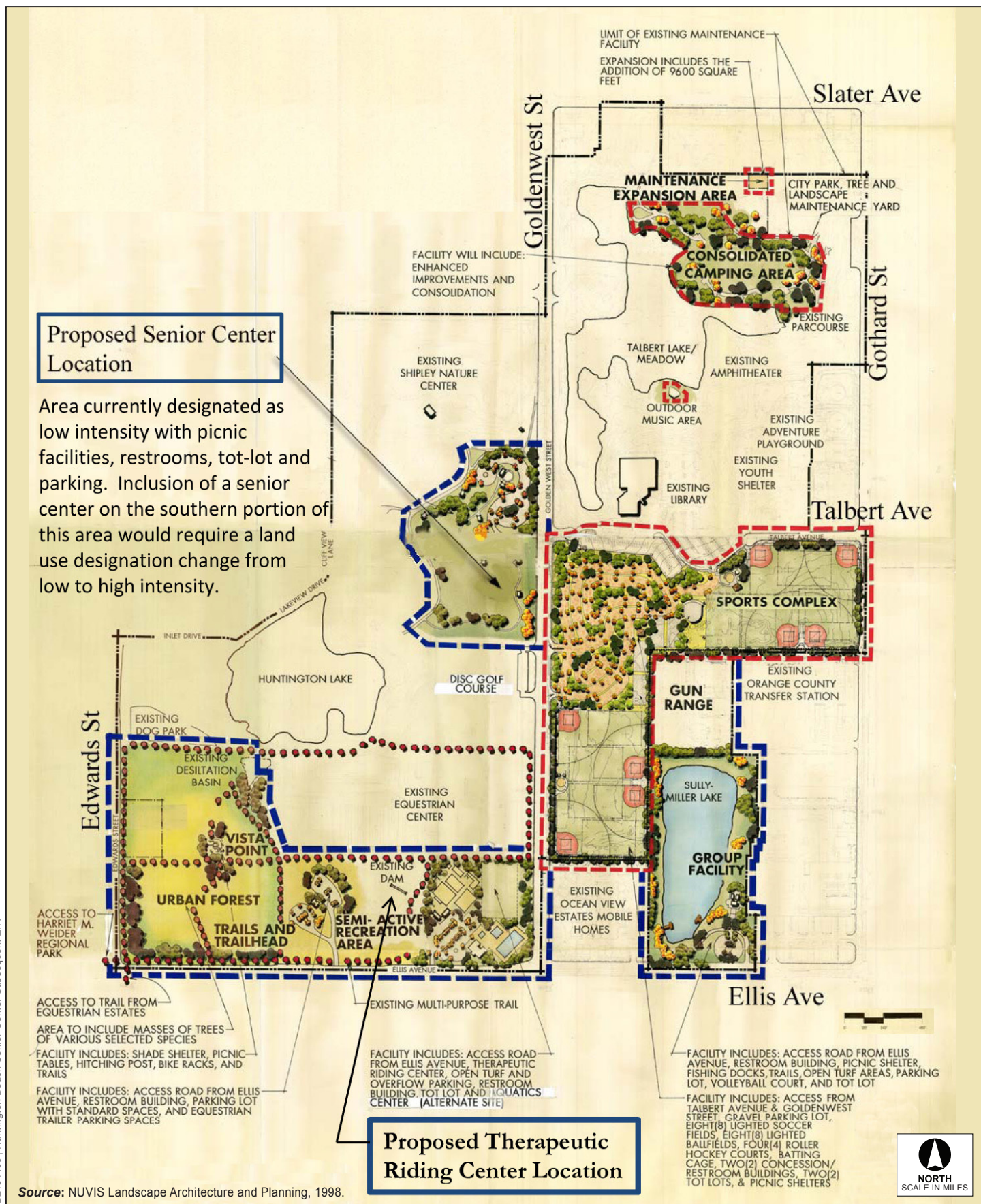
As mentioned above, access to the project site would be provided from a new entry driveway (extending Talbert Avenue along the existing earthen berm) at Goldenwest Street. There is an existing signal at this location that would have to be modified for traffic to enter this currently undeveloped site. Goldenwest Street is elevated above the site; therefore, it would be necessary to provide ADA ramp access from the site to the intersection, as well as from the OCTA bus stop located near the Goldenwest Street/Talbert Avenue intersection.

Thirteen small buses and vans would serve the senior transportation program. Only four to six vehicles would be stored on site at a given time.

As shown in Figure 3-4, a total of 227 parking spaces would be provided in the following lots:

- Main Lot—191 stalls
- North Lot—22 stalls
- South (employee) Lot—14 stalls

In addition, six bus shuttle stalls would be provided east of the South Lot, and an area for future parking expansion would be located west of the North Lot, and would be able to accommodate an additional 24 stalls.



Source: NUVIS Landscape Architecture and Planning, 1998.

Figure 3-9
Central Park Master Plan of Uses

3.3.7 Other Improvements

■ Site Elevation

The 5-acre project site is located within a larger 54-acre parcel (legal lot) of Central Park. A portion of this 54-acre parcel has been delineated on Federal Emergency Management Agency (FEMA) flood maps as being within Zone “A.” Thus, because a portion of the larger parcel is within a flood hazard area, this would require the structure to be built one foot higher than the Base Flood Elevation (BFE). The BFE for the project site is approximately 9.5 feet. Because the elevation of the project site ranges from 14 feet above msl to 26 feet above msl, the building would not have to be further elevated. However, a flood elevation certificate would have to be completed for the project.

■ Ancillary Project Activities

Infrastructure improvements (i.e., utilities, onsite roadways, adjacent access driveway, etc.) necessary to serve the proposed development would be constructed. Development of the project would not require ties into an existing piped storm drain system; rather, the proposed development would direct runoff via sheet flow to the nearby Huntington Lake. Site-specific stormwater drainage facilities include bioswales, vegetated buffer areas, and off-site dispersion piping. Roof drainage would be directed through pipes to pop-up emitters in the lawn area. Water would flow across the grass to drainage inlets and into the diffuser pipe that would empty into the park. In addition, a new water line would be constructed to connect to the existing line along Goldenwest Street. A minimum of two fire hydrants would be located onsite. New sewer conveyance pipes would be constructed to connect to the City’s existing 15-inch sewer line that runs across the eastern portion of the project site, parallel to Goldenwest Street.

The proposed project would also require the construction of new electrical facilities; construction activities may include trenching and construction of a new conduit, structure pad, and transformer. However, this estimate is based on preliminary information and consultation with SCE. Once final site plans are prepared for the proposed project, additional consultation with SCE would be required to verify electrical load of the project and determine the type and location of structures to be constructed.

3.4 CONSTRUCTION SCENARIO

Construction of the proposed project is anticipated to occur over approximately 18 months beginning in 2012. Grading is expected to generally consist of minor cut and fill operations of up to 10 feet. After grading activities are completed, construction of wet and dry utilities would commence, and construction of curbs and gutters would follow. Construction of the senior center and associated parking areas and landscaping would occur in one phase. It is anticipated that construction would be completed in 2014; however, full project occupancy is anticipated to occur by 2015.

3.5 PROJECT OBJECTIVES

The objectives of the proposed project, as identified by the City are as follows:

- Implement the policies and development standards of the City's General Plan and Zoning and Subdivision Ordinance (ZSO)
- Create a development that is compatible with and sensitive to the existing land uses in the project area
- Enhance the community image of Huntington Beach through the design and construction of high quality development consistent with the Urban Design Element of the City's General Plan
- Ensure adequate utility infrastructure and public services for new development
- Provide a centrally located senior recreation and human service facility within the City
- Build a new facility large enough to meet current and future demand as a result of an increasing senior population
- Provide a state-of-the art senior center designed for innovative programming to meet the needs of a culturally diverse and multi-generational senior population with levels of service comparable to other cities in the area
- Mitigate environmental impacts to the greatest extent possible
- Provide an attractively designed building that maximizes safety and security of seniors, employees, and other users of the facility.
- Utilize sound green-building practices during construction and operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City's commitment to responsible leadership in the area of sustainable development.

3.6 INTENDED USES OF THIS SUBSEQUENT EIR

The Subsequent EIR includes analysis of a GPA and additional project alternatives per the final ruling by the Court of Appeals. The new alternative analysis requires an examination of the potential environmental impacts associated with each alternative, and a comparison to the proposed project impacts. The 2007 EIR has been updated as appropriate; to reflect the 2011 conditions, by which project and project alternative impacts will be identified. This Subsequent EIR is a Project EIR, as defined in CEQA Guidelines Section 15161, and analyzes the impacts of a specific project—the Huntington Beach Senior Center Project. This Subsequent EIR has been prepared to analyze potentially significant environmental impacts associated with the planning, construction, and operation of the project. This Subsequent EIR is intended to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. EIRs not only identify significant or potentially significant environmental effects, but also identify ways in which those impacts can be reduced to less than significant levels, whether through the imposition of mitigation measures or through the implementation of specific alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing concerned citizens, City staff, and decision makers an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

3.7 PUBLIC ACTIONS AND APPROVALS REQUIRED

3.7.1 City of Huntington Beach

The Subsequent EIR includes analysis of a GPA and additional project alternatives per the final ruling by the Court of Appeals. The new alternative analysis requires an examination of the potential environmental impacts associated with each alternative, and a comparison to the proposed project impacts. The 2007 EIR has been updated as appropriate; to reflect the 2011 conditions, by which project and project alternative impacts will be identified. This Subsequent EIR is being prepared by the City of Huntington Beach to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. The City of Huntington Beach is the Lead Agency for the project and has discretionary authority over the project and project approvals.

As a matter of full public disclosure, it is important to understand that prior to the final judgment being issued, the City had proceeded with the project approved in 2007 and confirmed in 2008, and began compliance with the Conditions of Approval and mitigation measures. Design plans were prepared for a senior center building of approximately 39,000 sf with an average height between 22 and 25 feet and architectural projections up to 35 feet, well within the building envelope analyzed in the certified FEIR and analyzed in this Subsequent EIR. These final design plans, along with landscape plans, were approved by the Design Review Board and the Planning Commission. The following additional activities had been undertaken by the City to advance the approved project:

- On-site soil testing was completed and a work plan prepared. This work plan was reviewed by the Fire Department.
- A rough grading plan was prepared and submitted for plan check.
- Pre-construction surveys were conducted for the burrowing owl and other avian species.

After the City meets the requirements of the final judgment including certification of this Subsequent EIR and approval of the requested GPA and the previous CUP, it is the City's intent to continue forward with the project described in the previous paragraph (approximately 39,000 sf) that has been reviewed by various City departments and approved by the Planning Commission. As this project has been previously reviewed and approved by the Design Review Board, it is not anticipated that further review would be needed. However, as a matter of full disclosure and to ensure that the necessary actions are included, Design Review is included in the list of necessary approvals. As included below, review and approval by the Design Review Board would only be necessary if substantial changes are made to the previously reviewed/approved project discussed above (approximately 39,000 sf). In the event that alterations to the design occur during the project approval process, it is prudent to continue analysis of the slightly larger project (approximately 45,000 sf), as identified in the previously certified FEIR and in Section 3.3, above.

As such, this Subsequent EIR serves as the required environmental documentation for the following discretionary approvals that are required to implement the proposed project:

- **Central Park Master Plan Amendment**—Amendment to the Central Park Master Plan land use designation for the 5-acre project site from the current low-intensity designation to the proposed high-intensity designation.

- **General Plan Amendment: Recreation and Community Services Element**—Amendment to the Recreation and Community Services Element of the City’s General Plan to (1) identify the proposed project as the intended location of the proposed senior center; (2) increase the use intensity on this site from low-intensity to high-intensity; and (3) incorporate the Central Park Master Plan into the Recreation and Community Services Element of the General Plan.
- **Conditional Use Permit Request**—To permit construction of a senior recreation facility in Huntington Beach Central Park with a 3-foot grade differential
- **Design Review** approval (Only required if substantial changes are made to the existing design).

3.7.2 State and Local Agencies

In addition to the City of Huntington Beach (the Lead Agency), there are also federal, regional, and State, responsible agencies that have discretionary or appellate authority over the project and/or specific aspects of project. The responsible agencies will also rely on this Subsequent EIR when acting on such projects. Those federal, State, or local agencies that would rely upon the information contained in this Subsequent EIR when considering approval include, but are not necessarily limited to, the following:

- California Regional Water Quality Control Board (Permit for dewatering during construction; and National Pollutant Discharge Elimination System [NPDES] permit)
- State Water Resources Control Board (General Construction Activity Stormwater Permit)
- Orange County Sanitation District—Waste service
- California Department of Fish and Game
- United States Fish & Wildlife Service

3.8 CUMULATIVE DEVELOPMENT SCENARIO

CEQA Guidelines Section 15355 defines “cumulative impacts” as “two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts.” In general, these impacts occur in conjunction with other related developments whose impacts might compound or interrelate with those of the project under review.

In order to analyze the cumulative impacts of the project in combination with existing development and other expected future growth, the amount and location of growth expected to occur (in addition to the proposed project) must be considered. CEQA Guidelines Section 15130(b) allows the following two methods of prediction:

- A. A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency, or
- B. A summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area wide conditions.

This EIR primarily uses a list of cumulative projects for the cumulative analysis, because the types of impacts anticipated from the project are primarily local in nature and would not be affected by regional development. However, where use of regional projections is appropriate for the cumulative analysis of a particular resource, this is specified in the cumulative discussion of that resource in Chapter 4

(Environmental Analysis). Table 3-4 (Cumulative Projects) summarizes cumulative development projects within the vicinity of the project area.

| Table 3-4 Cumulative Projects | | | |
|--|------------------------------------|--|---|
| No. | Project Name | Major Project Features | Project Status |
| Projects Located within 1 Mile of Project Site | | | |
| 1 | Gun Range | The City will prepare an EIR for clean-up and reuse of the site located in Central Park east of the Sports Complex. | Project is underway |
| 2 | Talbert Lake Water Quality Project | The Talbert Lake Diversion Project would divert up to 3 million gallons per day of urban runoff from the East Garden Grove Wintersburg Channel, through pre-treatment devices, and into a 15-acre area in Central Park for treatment to remove pollutants, thereby significantly reducing pollutant loading to the coastal receiving waters. Project components will include a channel diversion structure, pump station, control system, existing pipeline inspection and rehabilitation, additional conveyance piping, pretreatment, Natural Treatment Systems (NTS), Talbert Lake rehabilitation, groundwater recharge enhancements, educational exhibit, and monitoring. NTS, the proposed project's primary treatment technology is also referred to as a "constructed wetland." A NTS is an area that receives a constant water source with vegetated coverage and pool areas of varying depths. Following the NTS, the treated urban runoff will be used for the rehabilitation of Talbert Lake, located on the east side of Goldenwest north of the Central Library. | An environmental assessment has been completed and Mitigated Negative Declaration was adopted |
| 3 | Beach & Ellis Mixed-Use | The Beach-Ellis project would result in a six-story mixed-use project on a 2.73-acre site within the Five Points area of the BECSP. The project would include approximately 30,000 sf of commercial uses, 7,000 sf of retail shops, as well as 105 residential dwelling units. Associated open space and parking is also proposed. | Environmental documentation is being prepared for this project. |
| 4 | City Yard | A re-zone of the site located at 17371 Gothard Street from OS-PR to RL | The project is under review by the Planning Department. |
| Projects Located More Than 1 Mile from Project Site | | | |
| 5 | Waterfront Third Hotel | Approved master site plan allows for an expansion of the existing Waterfront Hilton along Pacific Coast Highway. | Plans have been submitted, environmental review underway |
| 6 | The Strand | 135,000 sf of retail, restaurant, and entertainment plus a 149-room hotel located at Fifth Street and Pacific Coast Highway. | Construction is complete |
| 7 | Goldenwest College Master Plan | This project consists of an extensive improvement and building program to meet increasing enrollment needs and to update technology and outdated infrastructure. The project will include the renovation of older buildings, re-using existing buildings and the construction of new buildings, landscaping, and infrastructure. | Master Plan is being implemented and a new classroom building has already been constructed |
| 8 | Bella Terra—2nd Phase | The Bella Terra—2nd Phase project would result in 468 residential dwelling units, 30,000 sf of commercial uses, and a 154,113 sf Costco. | In plan check. |
| 9 | The Ripcurl mixed use project | A mixed use project proposed at the southeast corner of Gothard Street and Center Avenue. The project consists of 10,000 sf of commercial uses on the ground floor and 385 residential units above the ground floor (five stories). | Entitlement approved. |

Table 3-4 Cumulative Projects

| No. | Project Name | Major Project Features | Project Status |
|------------|--------------------------------------|--|---|
| 10 | Beach/Edinger Corridor Specific Plan | The City of Huntington Beach adopted new mixed-use zoning for properties along Beach Boulevard and Edinger Avenue. The buildout of the Beach/Edinger Corridor Specific Plan would result in the addition of up to 4,500 new residential dwelling units, 738,400 sf of retail uses, 350 hotel rooms, and 112,000 sf of office uses. | Approved |
| 11 | Brightwater Annexation | The Brightwater residential project consists of 349 single-family units on 105.3 acres of the upper bench portion of Bolsa Chica. The property is currently in unincorporated Orange County but the City is in the process of annexing the property. | The project is under construction, and the City has annexed development site. |
| 12 | Pacific City | 31-acre mixed use project, including retail/office/restaurant and 516 residential units, located along PCH between Huntington and First Streets. | Project is currently under construction, but holding pending new owner |
| 13 | Pacific Shores | A 204 multi-family residential project with a 2-acre public park located west of Newland Street, north of Hamilton Avenue and south of Lomond Drive. | Project is under construction |
| 14 | Parkside Estates | A 111-unit single-family residential project with 23 acres of proposed park/open space located on 50 acres on the west side of Graham St., south of Warner Ave. | The project has been approved by the City Council and is under consideration by the Coastal Commission. |
| 15 | Rainbow Disposal | Master plan for Rainbow to expand the existing Material Recovery Facility (MRF) and Transfer Station from the current 2,800 tons per day (TPD) to 4,000 TPD. These new buildings and operations would enable Rainbow to continue to process curbside recyclables, construction and demolition (C&D) debris, greenwaste, and commercial municipal solid waste (MSW), and to do so while improving environmental conditions around the facility as compared to current operations. | The project has been approved. |
| 16 | CVS | Drive-Thru CVS located at 16961 Beach Boulevard of the northwest corner of Beach Blvd. and Warner Ave. | Entitlements approved; construction underway. |
| 17 | CVS Pharmacy | Construction of a new 12,900 sf drive-through pharmacy at the southeast corner of Goldenwest St. and McFadden Ave. | The project is constructed. |
| 18 | Seawind Village Apartments | Addition of 10 residential units to a 277-unit apartment complex and construction of a 7,500 sf clubhouse/recreation center at 15555 Huntington Village Drive, on the west side of Huntington Village Drive, north of Center Avenue. | The project is under review by the Planning Department. |
| 19 | Beach Promenade | The Beach Promenade consists of two options for development; Option A and Option B. Maximum development square footage approved is 38,634 sf (Option B) to the existing 85,107 sf commercial center. The development project includes 2.07-acre frontage road and 0.61-acre adjacent to westerly property to enlarge site from 6.24 acres to 9.42 acres. | The project has been approved. |
| 20 | Lamb School | Zone change and General Plan Amendment to permit a 61 Single-family subdivision at 10251 Yorktown Ave. | Project currently on hold. |
| 21 | Wardlow School | Zone change and General Plan Amendment to permit a 42 Single-family residential subdivision on 9191 Pioneer Dr. | Project currently on hold. |
| 23 | 19582 Beach Blvd Project | A 3-story medical office addition and a 4-level parking structure at the Hoag Medical Center, located at 19582 Beach Blvd. | The project is under review by the Planning Department. |
| 25 | Wal-Mart | A 100,865 square foot Wal-Mart to be located in an existing building located at 6912 Edinger Ave. | The project is under review by the Planning Department. |

Table 3-4 Cumulative Projects

| No. | Project Name | Major Project Features | Project Status |
|------------|---------------------|--|---|
| 26 | 8901 Warner Project | A permit review for a restaurant with alcohol, live entertainment and dancing located at 8901 Warner Ave. | The project is under review by the Planning Department. |
| 27 | Skate Park | Construction of a Proposed skate park at 7461 Center Ave. | The project is under review by the Planning Department. |
| 28 | Boardwalk | Mixed use project with approximately 14,500 sf of commercial uses, 487 residential dwelling units, and a 0.5-acre public open space. | The project has been approved |
| 29 | Beach/Warner | Mixed use project with approximately 37,000 sf of retail uses, 105 residential units, and 483 parking spaces (220 retail and 263 residential parking spaces). | The project is under review by the Planning Department. |
| 30 | DTSP Update | Included a General Plan Amendment , Zoning Map Amendment, Local Coastal Program Amendment, and Environmental Impact Report to increase density and modify parking standards in downtown area | Approved by City Council pending Coastal Commission recertification |

SOURCE: Jennifer Villaseñor, Written communication from City of Huntington Beach (April 2011).

3.9 REFERENCES

Huntington Beach, City of. *Draft Master Environmental Impact Report for Master Plan of Recreation Uses for Central Park*, February 26, 1999.

———. *Request for Proposal to Prepare an EIR for the Huntington Beach Senior Center*, December 2006.

Villaseñor, Jennifer. Written communication from City of Huntington Beach, April 2011.

